

5-18-88 - 2 am

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NE/S Valley Heights Drive, 1206 +/- SE of Park Heights Ave. \* DEPUTY ZONING COMMISSIONER  
11115 Valley Heights Drive \* OF BALTIMORE COUNTY  
3rd Election District \* Case No. 88-459-A  
3rd Councilmanic District  
Jon Seth Rendelman, et ux  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 40 feet in lieu of the required 50 feet for an enclosed porch, as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Mr. Rendelman, appeared and testified. Also appearing on behalf of the Petition was Lewis C. Hibbs, Jr., Contractor. There were no Protestants.

Testimony indicated that the subject property, known as 11115 Valley Heights Drive, is zoned R.C. 5 and is currently improved with a two-story single family dwelling. The Petitioners propose enclosing an existing open deck to provide more habitable space and to use same as a "Florida room." Mr. Rendelman testified that there would be no increase in size to the existing deck. He further indicated that he spoke with the adjoining property owner on the side of the variance who indicated he has no objection.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety,

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

March 21, 1988

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
Case Number: 88-459-A  
NE/S Valley Heights Drive, 1206 +/- SE of Park Heights Avenue  
(11115 Valley Heights Drive)  
3rd Election District - 3rd Councilmanic District  
Petitioner(s): Jon Seth Rendelman, et ux  
HEARING SCHEDULED: WEDNESDAY, MAY 18, 1988 at 2:00 p.m.

Variance to allow a side yard setback of 40 feet in lieu of the required 50 feet (for an enclosed porch).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mr. & Mrs. Rendelman  
File

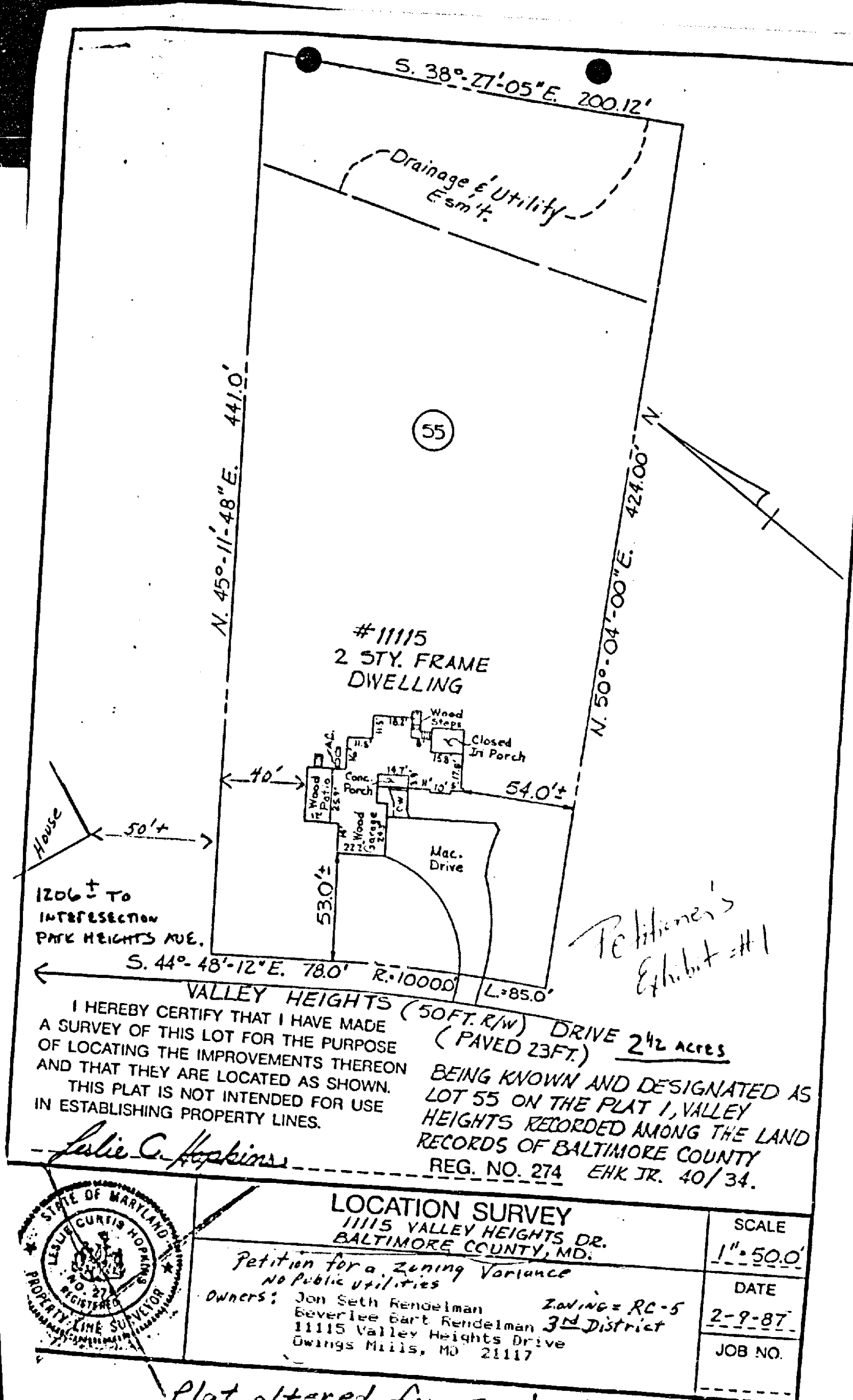
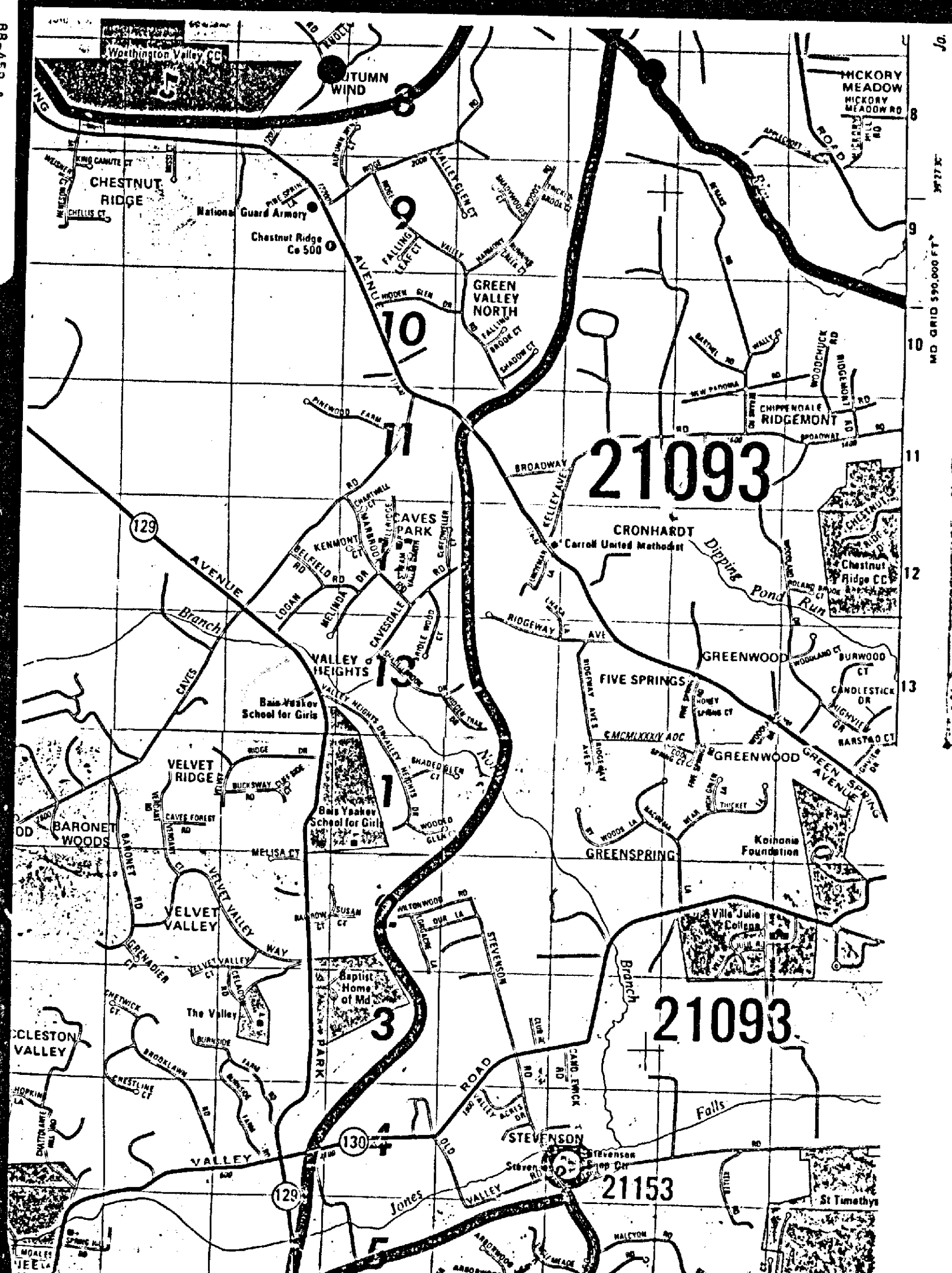
and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of August, 1988 that the Petition for Zoning Variance to permit a side yard setback of 40 feet in lieu of the required 50 feet for an enclosed porch in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

August 1, 1988

Mr. & Mrs. Jon Seth Rendelman  
11115 Valley Heights Drive  
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE  
NE/S Valley Heights Drive, 1206 +/- SE of Park Heights Avenue  
3rd Election District; 3rd Councilmanic District  
Case No. 88-459-A

Dear Mr. & Mrs. Rendelman:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjg  
Enclosure  
cc: People's Counsel  
File

#### PETITION FOR ZONING VARIANCE #313

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-459-A  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1804.3.B.3. To allow a side yard setback of 40 feet in lieu of the required 50 feet (for an enclosed porch).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)  
We need to make the house more liveable and this is the only plan feasible to do it.

MA 50211  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE AND MISCELLANEOUS CASH RECEIPT

DATE: 2-25-88  
AMOUNT: \$ 25.00  
RECEIVED FOR: Mr. Rendelman  
FOR: Zoning Department, Baltimore County

Legal Owner(s):  
Jon Seth Rendelman  
(Type or Print Name)  
Beverlee Bart Rendelman  
(Type or Print Name)  
Signature: [Signature]  
Address: [Address]  
City and State: [City and State]  
Name, address and phone number of legal owner, contractor purchaser or representative to be contacted: [Name, address and phone number]  
Attorney's Telephone No.: [Attorney's Telephone No.]

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of March, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of May, 1988, at 2:00 o'clock P.M.  
Reviewed for 7/25/88 at 3 pm  
ESTIMATED LENGTH OF HEARING: 15 MIN.  
AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS (over)  
REVIEWED BY: [Signature] DATE: 2-25-88

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 3rd  
Posted for: [Signature]  
Petitioner: Jon Seth Rendelman et ux  
Location of property: NE/S Valley Heights Dr. 1206 +/- SE of Park Heights Ave. (11115 Valley Heights Dr.)  
Location of Sign: NW corner of 11115 Valley Heights Dr. & Park Heights Ave.  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 4-29-88  
Number of Signs: [Number of Signs]



# "DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 22, 1988

THE JEFFERSONIAN,

Susan Linder Abrecht  
Publisher

33.75

# "DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., April 27, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on April 27, 1988

TOWSON TIMES,

Susan Linder Abrecht  
Publisher

\$52.20

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 2, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Jon Seth Rendelman  
11115 Valley Heights Drive  
Owings Mills, Maryland 21117

RE: Item No. 313 - Case No. 88-459-A  
Petitioner: Jon Seth Rendelman, et ux  
Petition for Zoning Variance

Dear Mr. Rendelman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

Enclosures

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

March 10, 1988

Paul H. Reincke  
Chief  
J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Dennis F. Rasmussen  
County Executive

Re: Property Owner: Jon Seth Rendelman, et ux

Location: NE/S Valley Heights Dr., 1206' +/- SE of Park Heights Avenue

Item No.: 313

Zoning Agenda: Meeting of 3/8/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
[Signature] Special Inspection Division Fire Prevention Bureau

/s/

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines  
TO: Zoning Commissioner

Date: April 13, 1988

P. David Fields  
FROM: Director, Planning and Zoning  
Zoning Petition No. 88-443-A,  
88-447-A, 88-449-A, 88-450-A,  
SUBJECT: 88-458-A, 88-459-A, 88-461-A, 88-463-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields  
Director

PDF:JCH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel  
File

RECEIVED  
APR 15 1988

ZONING OFFICE

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
9th day of March, 1988.

J. Robert Haines  
ZONING COMMISSIONER

Petitioner: Jon Seth Rendelman, et ux  
Petitioner's Attorney: [Signature]  
Received by: James E. Dyer, Jr.  
Chairman, Zoning Plans Advisory Committee

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

Mr. & Mrs. Jon Seth Rendelman  
11115 Valley Heights Drive  
Owings Mills, Maryland 21117

Date: July 22, 1988

Dennis F. Rasmussen  
County Executive

Re: Petition for Zoning Variance  
CASE NUMBERS 88-458-A  
NES Valley Heights Drive, 1206' SE of Park Heights Avenue  
(11115 Valley Heights Drive)  
3rd Election District - 3rd Councilmanic District  
Petitioner(s): Jon Seth Rendelman, et ux  
HEARING SCHEDULED: MONDAY, JULY 25, 1988 at 2:00 p.m.

Dear Mr. & Mrs. Rendelman:

Please be advised that \$15.00 is due for re-posting of the above-referenced property. Do not remove the sign(s) from the property until the time it is posted by this office until the day of the hearing itself.

AND POST(S) RETURNED  
HALL NOT BE ISSUED.

Reschedule

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 52865

111 W. Chesapeake Avenue,  
d. along with your check  
ay of the hearing.

DATE: 7/22/88 ACCOUNT: 111-1111111111

AMOUNT: \$ 15.00

RECEIVED FROM: [Signature]

FOR: [Signature]

8 8115\*\*\*\*\*15001 45-111

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

June 7, 1988

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBERS 88-458-A  
NES Valley Heights Drive, 1206' SE of Park Heights Avenue  
(11115 Valley Heights Drive)  
3rd Election District - 3rd Councilmanic District  
Petitioner(s): Jon Seth Rendelman, et ux  
HEARING SCHEDULED: MONDAY, JULY 25, 1988 at 2:00 p.m.

VARIANCE to allow a side yard setback of 40 feet in lieu of the required 50 feet (for and enclosed porch).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mr. & Mrs. Rendelman  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Mr. & Mrs. Jon Seth Rendelman  
11115 Valley Heights Drive  
Owings Mills, Maryland 21117

Re: Petition for Zoning Variance  
Case Numbers 88-458-A  
NES Valley Heights Drive, 1206' +/- SE of Park Heights Avenue  
(11115 Valley Heights Drive)  
3rd Election District - 3rd Councilmanic District  
Petitioner(s): Jon Seth Rendelman, et ux  
HEARING SCHEDULED: WEDNESDAY, MAY 18, 1988 at 2:00 p.m.

Dear Mr. & Mrs. Rendelman:

Please be advised that \$100.95 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S)  
ON THE DAY OF THE HEARING OR THE ORDER

Please make your check payable to Baltimore County it along with the sign(s) and post(s) to the Zoning Building, Room 111, Towson, Maryland 21204 fifteen days prior to the hearing.

Please note that should you fail to return the sign(s) will be an additional \$25.00 added to the above returned.

Very truly,

J. Robert Haines  
Zoning Commissioner  
Baltimore County

JRH:gs  
cc: File

May 20, 1988

Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Attn: Mr. J. Robert Haines Room 109

Dear Mr. J. Robert Haines,

Due to a misunderstanding on my part, I miss my appointed hearing time on Wednesday, May 18, 1988 at 2:00 P.M. I, at this time, would like to request that you reschedule the hearing. I am in full understanding that I'm required to bring the sign and post with me at the appointed hearing date and time. I appreciate your cooperation and understanding.

Sincerely,  
Jon Seth Rendelman  
Jon Seth Rendelman  
Lewis C. Hibbs, Jr.  
LCH/jc

Case # 88-459-A  
Petitioner: Jon Seth Rendelman, et ux  
11115 Valley Heights Drive

RECEIVED  
MAY 23 1988

ZONING OFFICE

4737 OLD COURT ROAD  
BALTIMORE, MD 21208  
TELEPHONE 922-8824